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ON GOING PROJECT



Project name : **URBAN AMERICAN SUPREMO**
Location : Shogandha R/A,
Nasirabad, Chittagong
Land Area : 8 katha
Apartment size : 1850 sft. & 1950 sft. (Approx.)



ON GOING PROJECT



Project Name : **URBAN AMERICAN PARK HILL**
Location : West Khulshi
Chittagong
Land Area : 10 katha
Apartment Size: 1100 sft., 1145 sft., 1325 sft. (Approx)



UP COMING PROJECT



Project Name : **URBAN AMERICAN OCEAN FRONT**
Location : Himchory, Cox's Bazar
Land Area : 30 katha
Apartment Size: Studio Type Service Apartments
(Full Furnished) **3 star standard**
a) President Suit : 1200 sft. b) Royal Suit : 900 sft.
c) Crown Suit : 600 sft. d) Suit : 450 sft.



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MESSAGE FROM THE DESK:

A stress free life awaits you when you enter **URBAN AMERICAN MORTUZA GARDEN** where peace and tranquility prevails, every moment spent here will complements healthy living, **URBAN AMERICAN MORTUZA GARDEN** conveniently located at **EAST NASIRABAD HOUSING SOCIETY** one of the oldest residential area in **CHITTAGONG**. The project favored by a neighborhood of social elites, the location is away from noise and the hassle of the city and yet offers unparallel access to urban facilities either it shopping, education, health care, transportation or recreation.

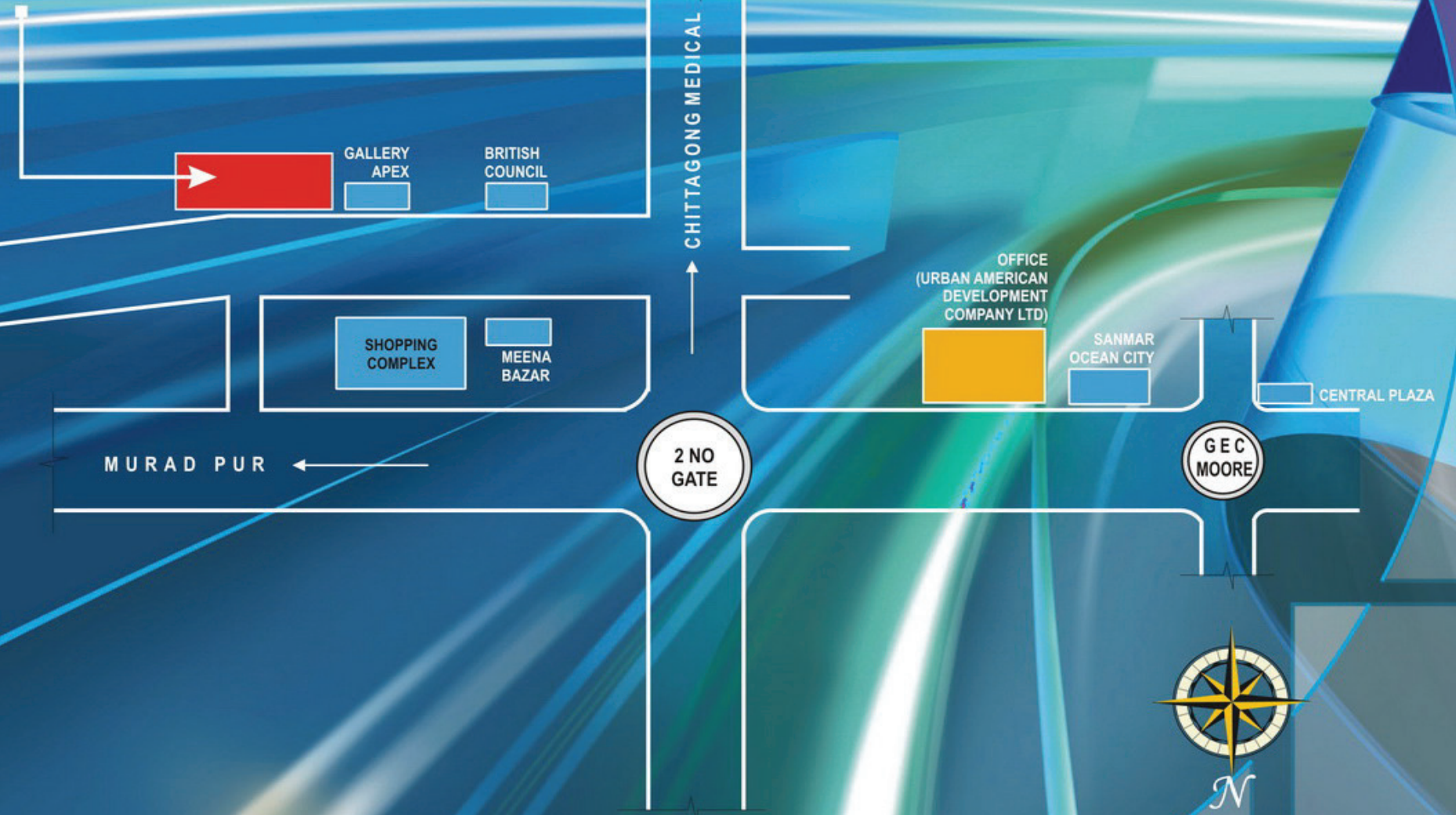
The project has a total of 14 no's apartment, each of the apartments is designed to ensure complete privacy of the resident. The basement floor is reserved for car parking. Other facilities and amenities while the ground floor to 7th floor of the project accommodated residential apartments. This luxurious residential complex features all the modern amenities and convenience for the quality conscious people.



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Location Map

 **URBAN AMERICAN**
Mortuza Garden





URBAN AMERICAN
Mortuza Garden

Project at a glance

Project Name : **URBAN AMERICAN MORTUZA GARDEN**

Location : Road no.- 4
Nasirabad Housing Society
Chittagong.

Storied : 08 Storied

Facing : North Facing

Number of Apt. : 14 Nos.

Apartment Size : 1450 sft. & 1350 sft.

Parking : 14 Nos.



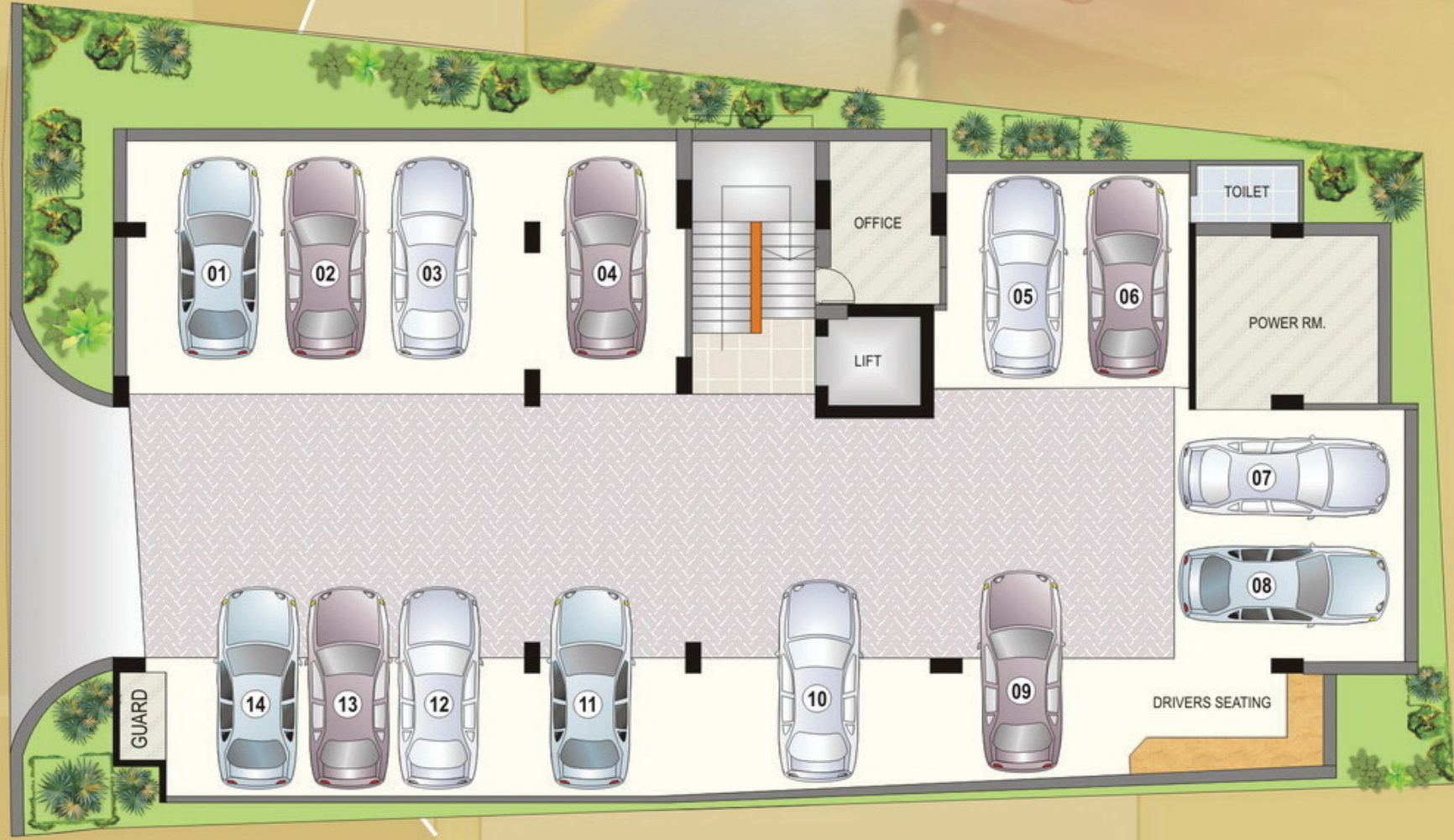
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URBAN AMERICAN
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Perspective View



Ground Floor Plan



Typical Floor Plan



1410 sft.



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**For the future glory
we work together**

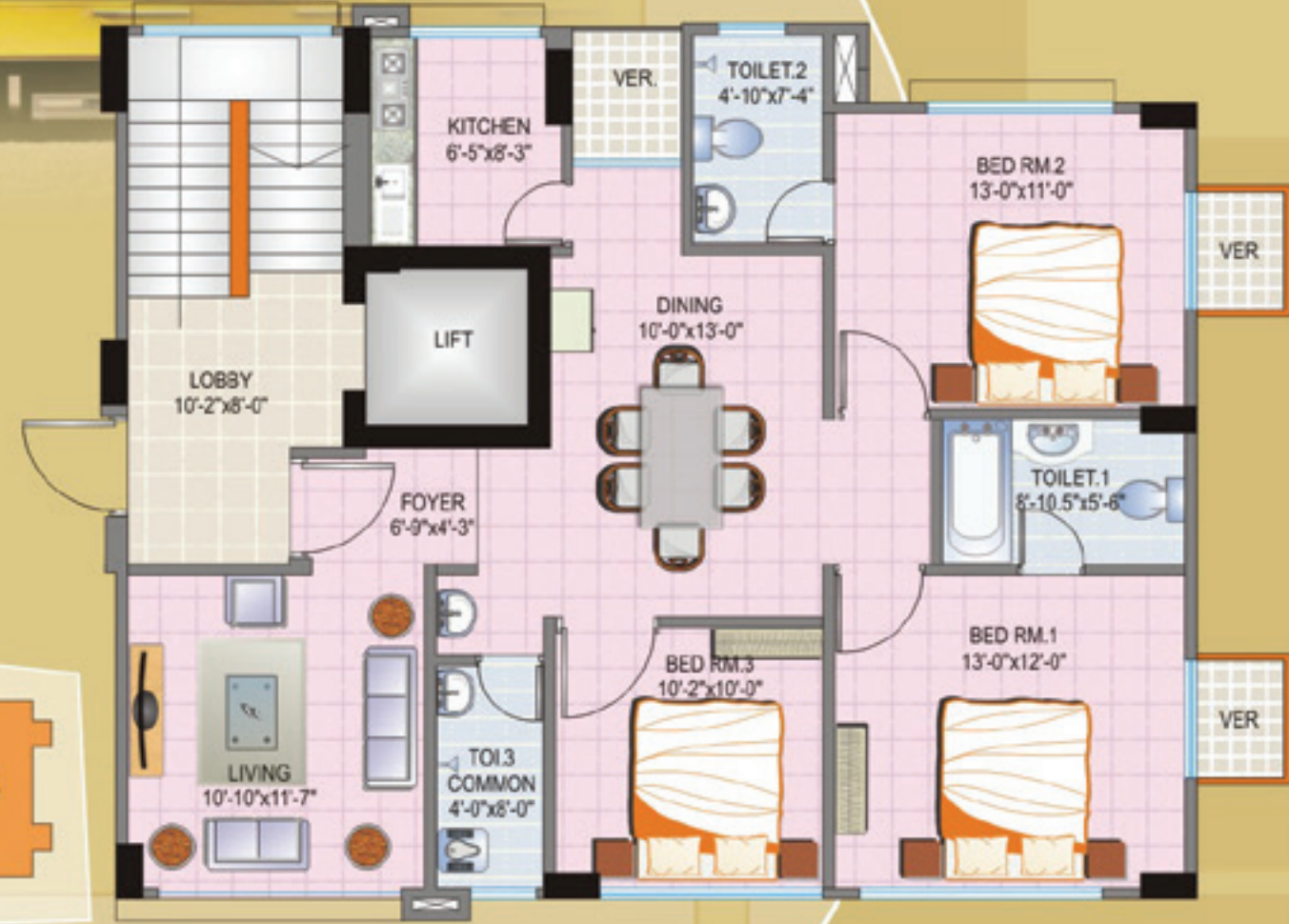
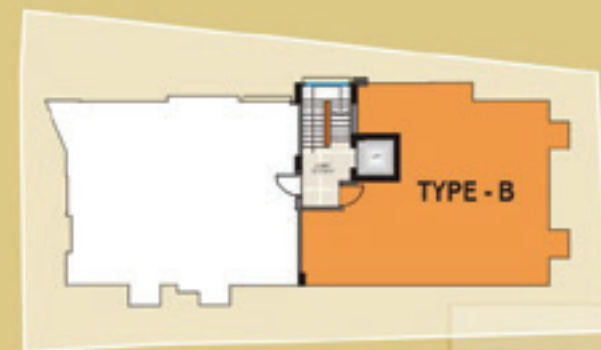


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We give priority
to our valuable clients




URBAN AMERICAN
Mortuza Garden



1330 sft.
1330 sft.

TYPE - B





■ Suitable Location

■ Floor With Homogeneous Tiles

■ Bathtub In Master Bed

■ Community Space At Rooftop

■ Decorative Main Entrance Door

■ Earthquake Proof Design (7.0 Richter Scale Capacity)

■ 24 Hours Generator Service

■ French Polished Doorframes And Shutters

■ Fire Extinguisher In Every Floor

■ 24 Hours Security Service

Features & Amenities

DOORS

- ☑ Decorative main entrance door (Chittagong teak or imported) with door chain and solid door knocker.
- ☑ Check viewer.
- ☑ Calling bell switch of good quality.
- ☑ Apartment number in brass/crafted.
- ☑ Door handle with security lock.
- ☑ Internal doors of strong and durable veneer flush door shutters with french polish.
- ☑ All internal doorframes and doors are made of sillkorai/chapalish / gamari or equivalent.
- ☑ All bathroom doors with solid plastic.

WINDOWS

- ☑ Sliding windows as per architectural design of the building.
- ☑ 5 mm thickness glass-nasir/php rainwater barrier in 4" aluminum sections with locks.
- ☑ Safety grills in all windows with enamel paint.

WALLS

- ☑ Good quality 1st class bricks/concrete block.
- ☑ Smooth finish walls.

FLOOR & VERANDAH

- ☑ Floor with homogeneous tiles (RAK/Fu-Wang).
- ☑ All verandahs floor with tiles (RAK/Fu-Wang).

PAINTING & POLISHING

- ☑ Plastic paint in all internal walls and ceilings in soft colors.
- ☑ French polished doorframes and shutters.
- ☑ Exterior wall will be snowcap/ painted weather coat.

ELECTRICAL

- ☑ ABB (Singapore) /Energy pack or equivalent electrical switches, plug points and other fittings.
- ☑ Two emergency lights and two fans in each apartment.
- ☑ All power outlets with earthlings' connection.
- ☑ Provision for air conditioners in 2 bedrooms.

- ☑ Verandahs with suitable light points.
- ☑ Electrical distribution box with main switch.
- ☑ Independent electrical meter for each apartment.
- ☑ Connected electrical wiring BRB/singer/poly & fan hooks.
- ☑ Emergency electrical connection in lift, lobby, intercom service, guard room and main gate.

BATH ROOMS

- ☑ Essential correct uniform floor slope towards water outlet.
- ☑ RAK/Fu-wang made homogeneous tiles on floor.
- ☑ RAK/Fu-wang made ceramic tiles in wall.
- ☑ RAK or similar standard sanitary wares in all bathrooms.
- ☑ Imported sanitary fittings.
- ☑ Mirrors in bathrooms with glass shelf.
- ☑ Stainless steel soap case and towel rail.
- ☑ Concealed hot and normal water lines in master bath and second bath.

KITCHEN

- ☑ Impressively designed platform with glazed tiles on top.
- ☑ Good quality RAK/Fu-wang ceramic wall tiles .
- ☑ Matching RAK/Fu-wang homogeneous tiles on floor.
- ☑ Concealed hot and normal water lines.
- ☑ One stainless counter top steel sink with mixes.
- ☑ Suitably located exhaust fan.

LIFT

- ☑ Required number international standard imported lifts.
- ☑ With 6/8 persons capacity.
- ☑ Adequate lighting.
- ☑ Fast & reliable service on all floors.



STRUCTURAL AND GENERAL

ENGINEERING FEATURES

- ☑ Total foundation and superstructure design and supervision by a team of reputed and professional design engineers.
- ☑ Structural design parameters based on American Concrete Institute (ACI) and American Standard of Testing Materials (ASTM) Codes.
- ☑ Structural analysis for design utilizes the latest methodology.
- ☑ Systematic structural combination of steel reinforced concrete frames and shear wall core.
- ☑ Sub-soil investigation and soil composition comprehensively analyzed.
- ☑ Comprehensive checking and testing of all steel reinforcement by professional design and supervising engineers.
- ☑ All structural materials including steel cement bricks, Sylhet sand/concrete and other aggregates etc. of highest available standard and screened for quality.
- ☑ Direct supervision at every stage of construction by a team of experienced and qualified civil engineers to ensure highest quality of workmanship.
- ☑ Construction site equipment employed included vibrant-hammers, steel cutting & bending equipment, welding equipment, concrete mixers, concrete vibrators, water pumps, material handling equipment, leveling instruments, theologies etc.
- ☑ Protection from cyclone winds up to prevalent speeds incorporated in structure design.
- ☑ Structure designed to withstand earthquakes (7.0 Richter scale capacities) of prevalent intensity.
- ☑ After finalization of the floor plan, the developer will prepare the arc /structural plan for submission to concerned authority for necessary approval.
- ☑ The developer will then prepare the presentation drawing (brochure) and the working architectural, structural, electrical & plumbing drawings.

Terms and Conditions

RESERVATION:

- ☑ Application of reservation of Apartment in **URBAN AMERICAN MORTUZA GARDEN** shall be made on the prescribed application form fully signed by the applicant with booking money of 30% of total apartment price. Allotment will be made on "first cum first serve basis". The Company reserves the right to accept or reject any application without assigning any reason thereto.

ALLOTMENT:

- ☑ After receiving of the application and booking money, **URBAN AMERICAN DEVELOPMENT COMPANY LTD.** will issue an allotment letter and payment schedule. The applicant / allottee will make payment as per payment schedule.

PAYMENT:

- ☑ All payments of booking money, installments, additional works and other charges shall be made by cross cheque, Bank Draft, or Pay Order in favor of **URBAN AMERICAN DEVELOPMENT COMPANY LTD.** Foreigners and Bangladeshis residing abroad may make payment in foreign exchange by TT or DD as per exchange rate issued by Bangladesh Bank as on the date of application and subsequently on the date installments paid.

SCHEDULE OF PAYMENT:

- ☑ That the allottee must follow the payment schedule as per allotment letter/agreement. Delay in payments beyond the schedule date will make the allottee liable to pay a delay charge of 2% per month on the amount of payment delayed. If the payment is delayed beyond 90 days, the company shall have the right to cancel the allotment. In such an event the amount paid by the allottee will be refunded after deducting 10% of the total sale price only after resale of the Apartment.

DESIGN CHANGE:

- ☑ After taking over position of a Apartment or the project, the allottee must consult **URBAN AMERICAN DEVELOPMENT COMPANY LTD.** prior to under taking structural or layout changes with the building complex, Failure to do so will be at the sole risk of the allottee.

ALLOTMENT TRANSFER:

- ☑ Until the allottee have no right to transfer the allotment of apartment to third party without the consent of the developer.
- ☑ However allottee may transfer to third party with the approval of **URBAN AMERICAN DEVELOPMENT COMPANY LTD.** only after final payment.

DOCUMENTATION VAT & OTHER CHARGES:

- ☑ The allottee will pay stamp duties, VAT, registration fee, Gain Tax, documentation charges or any other charges likely to be incurred in connection with the Deed of Agreement, Allotment, Registration and Transfer etc. (as applicable). Only the actual amount shall be charged. In any circumstance the buyer (Allotte) and seller (Developer) must comply changing all terms & condition taken by REHAB.

OWNER'S ASSOCIATION:

- ☑ Before taking possession of apartment each owners will deposit Tk. 25,000/= (Twenty five thousand) only to the company for the reserve fund of the owners co-operative society.

LOAN:

- ☑ Should the allottee desire a Housing Loan, The Company will extend all possible co-operation to secure the loan.

HAND OVER:

- ☑ The possession of each Apartment and parking space shall be handed over to the allottee on full payment of installments and other charges. Prior to this the possession of Apartment will rest with the company.